

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number J.P. FRITZ (SBN 245240) LEVENE, NEALE, BENDER, YOO & BRILL L.L.P. 10250 Constellation Boulevard, Suite 1700 Los Angeles, California 90067 Telephone: (310) 229-1234; Facsimile: (310) 229-1244 Email: JPF@LNBYB.COM Counsel for Chapter 7 Trustee	FOR COURT USE ONLY
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA</b>	
In re:  RAYMOND M. TASH,  Debtor(s).	CASE NO.: 2:14-bk-11766BB

**NOTICE OF SALE OF ESTATE PROPERTY**

<b>Sale Date:</b> September 10, 2014	<b>Time:</b> 10:00 a.m.
<b>Location:</b> U.S. Bankruptcy Courthouse, 14th Floor, Courtroom 1475, 255 East Temple St., Los Angeles, CA	

Type of Sale: ☒ Public ☐ Private Last date to file objections:  
August 27, 2014

Description of Property to be Sold: Two-bedroom condominium located at 750 South Bundy Drive #302, Los Angeles, CA,  
approximately 1,785 square feet, built in 1983

Terms and Conditions of Sale: \$695,000, free and clear of all liens, claims, and interests

Subject to Overbid; first bid at \$715,000; subsequent overbids in amounts of at least \$5,000

As is, where-is basis, with no representation or warranties, express or implied, of any kind.

See attached notice for more details

Proposed Sale Price: \$695,000 or winning overbid

Overbid Procedure (If Any): first bid at \$715,000; subsequent overbids in amounts of at least \$5,000

Please see attached notice for more details. Overbidding, if any, will take place at the sale hearing

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e-mail address):

Sale Hearing: September 10, 2014, 10:00 a.m.

Courtroom 1475, 14th Floor, 255 East Temple St., Los Angeles

Contact: J.P. Fritz - 310-229-1234 (Counsel to Trustee)

Date: 8/20/14

1 JOHN-PATRICK M. FRITZ (SBN 245240)  
2 LEVENE, NEALE, BENDER, YOO & BRILL L.L.P.  
3 10250 Constellation Boulevard, Suite 1700  
4 Los Angeles, California 90067  
5 Telephone: (310) 229-1234  
6 Facsimile: (310) 229-1244  
7 Email: JPF@LNBYB.COM

8 Attorneys for Edward M. Wolkowitz, Chapter 7 Trustee

9 **UNITED STATES BANKRUPTCY COURT**  
10 **CENTRAL DISTRICT OF CALIFORNIA**  
11 **LOS ANGELES DIVISION**

12 In re ) CASE NO. 2:14-bk-11766-BB  
13 )  
14 RAYMOND M. TASH, ) Chapter 7  
15 )  
16 Debtor. ) **NOTICE OF HEARING ON CHAPTER 7**  
17 ) **TRUSTEE'S MOTION FOR ORDER:**  
18 )  
19 ) **(1) APPROVING SALE OF REAL**  
20 ) **PROPERTY;**  
21 ) **(2) APPROVING OVERBIDDING**  
22 ) **PROCEDURE**  
23 )  
24 )  
25 ) Date: September 10, 2014  
26 ) Time: 10:00 a.m.  
27 ) Place: Courtroom 1475  
28 ) Fourteenth Floor  
255 E. Temple Street  
Los Angeles, California

24 **PLEASE TAKE NOTICE** that on September 10, 2014, at 10:00 a.m., the Honorable  
25 Sheri Bluebond, United States Bankruptcy Judge for the Central District of California (the  
26 "Court"), will hold a hearing (the "Hearing") on regular notice in Courtroom 1475 of the  
27 United States Bankruptcy Courthouse located at 255 East Temple Street, Los Angeles,  
28

1 California, to consider the motion (the "Motion") filed by Edward M. Wolkowitz, Chapter 7  
2 Trustee (the "Trustee") for the bankruptcy estate of Raymond M. Tash (the "Debtor") for  
3 authority to sell property consisting of a single family condominium residence located at 750  
4 South Bundy Drive #302, Los Angeles, California (the "Property"), free and clear of all claims,  
5 liens, and interests and approve overbid procedures and a break-up fee in connection with the  
6 sale (the "Sale").

7 **PLEASE TAKE FURTHER NOTICE** that any party wishing to receive a copy of the  
8 Motion may make a request in writing to counsel for the Trustee, whose name, address,  
9 telephone number, facsimile number, and email address appears in the upper, left-hand corner  
10 of the first page of this Notice. The Motion is on file with the Bankruptcy Court and may be  
11 accessed and copied at the courthouse during regular business hours or accessed online through  
12 the court's website.

13 **PLEASE TAKE FURTHER NOTICE** that the essential terms of the proposed Sale  
14 are as follows:

15 1. Property to Be Sold: Two-bedroom condominium located at 750 South Bundy  
16 Drive #302, Los Angeles, CA, approximately 1,785 square feet, built in 1983.

17 2. Purchase Price: The proposed purchase price is \$695,000. The proposed buyer  
18 of the Property is Dr. Robert J. Coffman, or assignee (the "Buyer"), whose address is \*\*\* 24<sup>th</sup>  
19 Place, Hermosa Beach, CA 90254.

20 3. Condition of Property: The Property is being sold on an "**as-is, where-is**" basis.  
21 The Trustee makes no representations or warranties, whether express or implied, of any kind as  
22 to the condition of the Property. Potential overbidders are advised to conduct their own due  
23 diligence investigation regarding all relevant facts in connection with any purchase. The Buyer  
24 has completed and/or waived due diligence.

25 4. Overbid Procedures and Break-up Fee: The Sale is subject to overbids.  
26 The minimum overbid price is \$715,000, which is \$20,000 over the initial purchase price, and  
27 was bargained for between the Trustee and the Buyer. In the event of a winning overbid, the  
28 Buyer will receive a \$10,000 break-up fee. Subsequent overbids above \$715,000 will be in

1 increments of at least \$5,000. Any qualified bidder must contact the Trustee in advance of the  
2 hearing on the Motion, and submit, before the time of the hearing on the Motion a deposit for  
3 the purchase of the Property in an amount equal to 10 percent of their intended overbid. In  
4 order to participate in bidding, any bidder must also provide, to the reasonable satisfaction of  
5 the Trustee, evidence of a pre-approved loan based on the buyer's written application and credit  
6 report, or have cash, and evidence of same, in an amount necessary to consummate the sale.

7 5. Free and Clear: The sale will be free and clear of liens, claims, and interests  
8 pursuant to 11 U.S.C. § 363(f), with such liens, claims, and interests to attach to the sale  
9 proceeds to the same extent, validity, and priority.

10 6. Close of Sale: Escrow shall close on the first business day after receipt by  
11 escrow holder of a final order of the Bankruptcy Court confirming the sale of the Property.

12 7. Fees and Commissions: The Trustee respectfully requests that, upon approval  
13 of a sale and its successful consummation, he be authorized to pay usual and customary closing  
14 costs normally attributable to a seller of real property and brokers' commissions in an amount  
15 equal to six percent of the sales price, to be divided equally between the broker employed by  
16 the Chapter 7 estate and the broker for the successful purchaser. Keller Williams Realty, with  
17 W. Darrow Fiedler is the individual primarily responsible for marketing the Property is the  
18 Trustee's real estate broker.

19 **PLEASE TAKE FURTHER NOTICE** that pursuant to the preliminary title report of  
20 the Property attached as Exhibit "2" to the Declaration of Edward M. Wolkowitz submitted in  
21 support of the Motion, there is currently approximately \$4,317.37, plus a penalty of \$441.74,  
22 for real property taxes due and owing on the Property. Additionally, the preliminary title report  
23 reflects that the Property is also allegedly encumbered by: (i) a first trust deed securing a claim  
24 held by U.S. Bank, N.A., in the amount of \$570,000; (ii) a second trust deed securing a claim  
25 held by California Oaks State Bank in the amount of \$400,000; and (iii) an assignment of rents  
26 in favor of California Oaks State Bank. The Trustee is informed by the Debtor that the  
27 California Oaks State Bank deed of trust was released on February 23, 2011, but the Debtor did  
28 not record the document to convey the property free of the deed of trust. A true and correct

1 copy of an email from the bank showing the release is attached as Exhibit "3" to the Wolkowitz  
2 Declaration.

3 The Motion seeks authority to sell free and clear of all of these liens and claims and  
4 proposes to pay from escrow the following proceeds:

5 <b>SALE PROCEEDS</b>	<b>\$695,000.00</b>
6 Debtor's Homestead Exemption	Not Applicable
7 Real Property Taxes	\$4,759.11
8 Select Portfolio Servicing, Inc., servicer for U.S. Bank, N.A.	\$560,000.00
9 Real Estate Commission of 6%	\$41,700.00
Other closing costs estimated at 2%	\$6,000.00
Funds payable to the Trustee	\$82,540.89

10 Based on the above, it appears that the sale of the Property will satisfy in full the  
11 property taxes, all secured claims and costs, and generate certain funds for the benefit of  
12 creditors of the estate. There is no analysis of the tax consequences of the sale at this time.

13 **PLEASE TAKE FURTHER NOTICE** that any objection to the Motion must be filed  
14 with the Bankruptcy Court and be served on counsel to the Trustee by no later than August 27,  
15 2014.

16 **PLEASE TAKE FURTHER NOTICE** that the Bankruptcy Court may determine that  
17 any party in interest, including any creditor who asserts a lien against the Property, who does not  
18 file a timely objection to the Motion will be deemed to consent to the relief requested by the  
19 Trustee in the Motion.

20 Dated: August 20, 2014

LEVENE, NEALE, BENDER,  
YOO & BRILL L.L.P.

21  
22 By: /s/ John-Patrick M. Fritz

23 JOHN-PATRICK M. FRITZ

24 Attorneys for Edward M. Wolkowitz, Chapter 7  
25 Trustee  
26  
27  
28

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is: 10250 Constellation Boulevard, Suite 1700, Los Angeles, CA 90067

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On **August 20, 2014**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:** On **August 20, 2014**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on **August 20, 2014**, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

**Served via Attorney Service**

Hon. Sheri Bluebond  
United States Bankruptcy Court  
Edward R. Roybal Federal Building  
255 E. Temple Street, Suite 1482 / Courtroom 1475  
Los Angeles, CA 90012

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

August 20, 2014  
Date

Jason Klassi  
Type Name

/s/ Jason Klassi  
Signature

**2:14-bk-11766-BB Notice will be electronically mailed to:**

Gerald McNally on behalf of Debtor Raymond M Tash  
gm@mcesq.com

Gerald McNally on behalf of Defendant Raymond M Tash  
gm@mcesq.com

Juliet Y Oh on behalf of Trustee Edward M Wolkowitz (TR)  
jyo@lnbrb.com, jyo@lnbrb.com

Angela M Soto on behalf of Creditor Wells Fargo Dealer Services  
angela.soto@wachovia.com

United States Trustee (LA)  
ustpreion16.la.ecf@usdoj.gov

Edward M Wolkowitz (TR)  
emwtrustee@lnbrb.com, ewolkowitz@ecf.epiqsystems.com

Tash  
Secureds

America's Servicing Company  
PO Box 10388  
Des Moines, IA 50306

Select Portfolio Servicing, Inc  
P. O. Box 65250  
Salt Lake City, UT 84165-0450

Wells Fargo Auto Finance  
13675 Technology Drive, Bldg C.  
Eden Prairie, MN 55344

Agents For Service Of Process

California Oaks State Bank  
Catherine Giuffre-Ornelas  
50 West Hillcrest Drive  
Thousand Oaks Ca 91360

Entity Address

California Oaks State Bank  
50 West Hillcrest Drive  
Thousand Oaks Ca 91360

Agents For Service Of Process

Select Portfolio Servicing, Inc.  
Corporation Service Company Dba Csc -  
Lawyers Incorporating Service  
2710 Gateway Oaks Dr Ste 150n  
Sacramento, CA 95833

Entity Address

Select Portfolio Servicing, Inc.  
3815 S. West Temple  
Salt Lake City, UT 84115



Label Matrix for local noticing  
0973-2  
Case 2:14-bk-11766-BB  
Central District Of California  
Los Angeles  
Wed Aug 20 11:49:22 PDT 2014

AB Dental USA  
2999 Overland Ave 116  
Los Angeles, CA 90064-4256

Abrams, Davis & Keller, Inc  
1201 Sussex Tumpike  
Randolph, NJ 07869-2974

America's Servicing Company  
PO Box 10388  
Des Moines, IA 50306-0388

Bet Tzedek Legal Services  
c/o Milton Martinez  
3250 Wilshire Blvd., 13th Floor  
3250 Wilshire Blvd., 13th Floor  
Los Angeles, CA 90010-1577

Caine & Weiner  
PO Box 5010  
Woodland Hills, CA 91365-5010

Credit Collection Services  
Two Wells Avenue  
Department 587  
Newton Center, MA 02459-3225

Delta Dental  
P.O. Box 997330  
Sacramento, CA 95899-7330

El Latino  
P.O. Box 120550  
San Diego, CA 92112-0550

GABRIEL BACHAWATI  
DBA GABE DENTAL LAB  
5119 EDSEL AVE  
LOS ANGELES CA 90066-6924

Wells Fargo Dealer Services  
P O BOX 19657  
Irvine, CA 92623-9657

ADT  
Account Service Center  
4926 Kernary Blvd. South  
Jacksonville, FL 32224-4633

Afhin Doostan  
16502 Hawthorne Blvd  
Case No:17-53829 DB  
Lawndale, CA 90260-2915

American Medical Collection Agency  
4 Westchester Plaza Suite 110  
Elmsford, NY 10523-1615

Beverly Hills Dental Laboratory LLC  
8920 Wilshire Blvd., Suite 426  
Beverly Hills, CA 90211-2012

Childrens Media Group  
9320 Chesapeake Dr., Suite 118  
San Diego, CA 92123-1021

CreditOne Bank  
Po Box 60500  
City Of Industry, CA 91716-0500

Dentsply Implants  
P.O. Box 31001-1205  
Pasadena, CA 91110-0001

Elaine Vargas Sunga/DDS  
860 Kuhn Dr., # 201  
Chula Vista, CA 91914-4517

GC Services Limited Partnership  
ATTN: Webmaster  
File No.:5780284  
6330 Gulfton  
Houston, TX 77081-1108

Los Angeles Division  
255 East Temple Street,  
Los Angeles, CA 90012-3332

AT&T  
208 S.Akard St  
Dallas, TX 75202-4206

Allstate Insurance Company  
4701 Arrow Highway  
Montclair, CA 91763-1201

Benco Dental Company  
c/o Gardener & Riechmann, Inc.  
1806 N. Broadway Ste A  
Santa Ana CA 92706-2668

Burt & Associates  
6700 Pinecrest Drive  
Ste 150  
Plano, TX 75024-4264

Corporate Legal Counsel  
CST Co. Inc.  
P.O.Box 33127  
Louisville, KY 40232-3127

Davis Dental Supply  
7347 Ethel Avenue  
North Hollywood, CA 91605-4217

EDD - State of California  
Employment Development Department  
P.O. Box 826218  
Sacramento, CA 94230-6218

G&P Schick, APC  
3170 Fourth Avenue, Third Floor  
San Diego, CA 92103-5850

Gardener R. Riechmann, Inc.  
1806 No. Broadway, Suite A  
Santa Ana, CA 92706-2668

Henry Schein  
135 Duryea Rd.  
Melville, NY 11747-3834

In The Circuit Court of Oregon  
Washington County  
Case No.:C125589CV  
145 NE 2nd Avenue  
Hillsboro, OR 97124-3071

Jacobson, Russell, Saltz, Nassim &  
De La Torre, LLP  
10866 Wilshire Boulevard, Suite 155  
Los Angeles, CA 90024-4300

John Mcazoy, Esq  
3008 First Avenue  
San Diego, CA 92103-5816

Labor Commissioner, State of CA  
Department of Industrial Relations  
Case No: 06-107651FW  
320 W. 4th Street #450  
Los Angeles, CA 90013-2479

Labor Commissioner, State of CA  
Department of Industrial Relations  
Case No:17-53829 DB  
320 W. 4th Street #450  
Los Angeles, CA 90013-2479

Labor Commissioner, State of CA  
Dept. of Industrial Relations  
Case No.:10-82979 ES  
7575 Metropolitan Dr., Ste. 210  
San Diego, CA 92108-4424

Landye Bennett Blumstein LLP  
1300 Southwest Fifth Ave., Suite 3500  
Case No.:C125589CV  
Portland, OR 97201

Law Office of Gilbert A Moret  
c/o New Age Dental Group  
5430 E. Beverly Blvd, #250  
Los Angeles, CA 90022-2208

Law Offices of Robert Mobasser PC  
445 S Figueroa Suite 2700  
Los Angeles, CA 90071-1620

Mainstreet Media San Diego  
565 Pearl Street, Suite 300  
La Jolla, CA 92037-5051

McKenna Long & Aldridge  
P.O. Box 116573  
Atlanta, GA 30368-6573

Mckenna Long & Aldridge LLP  
303 Peachtree Street Suite 5300  
Atlanta GA 30308-3265

Mehrantiz Karimzadeh & Ghasem Fathi  
1928 Via Rancho Ln.  
Escondido, CA 92029-6505

Michael Wasserman, Esq.  
155 N. Riverview Drive #312  
Anaheim, CA 92808-1225

Michael Weinberg  
16 Main Street, Suite A  
San Andreas, CA 95249

Modern Dental Laboratory  
13228 SE 30th Street, Ste C-6  
Bellevue, WA 98005-4449

NW Natural  
P. O. Box 6017  
Portland, OR 97228-6017

New Ace Dental Group  
119 Bernardo Plaza Dr  
San Diego, CA 92128

PARISA GOLASHAN  
1401 AVOCADO DR  
UNIT 610  
NEWPORT BEACH CA 92660-8720

PGE  
P. O. Box 4438  
Portland, OR 97208-4438

PYOD, LLC its successors and assigns as assi  
of FNBM, LLC  
Resurgent Capital Services  
PO Box 19008  
Greenville, SC 29602-9008

Paul Fjeldsted  
8375 University Avenue  
Case No.:10-82979 ES  
La Mesa, CA 91942-9342

Perfec Smile Dental Ceramics, Inc.  
4710 Ruffner St. 2nd Floor  
San Diego, CA 92111-1530

Professional Dental Partners LLC  
7269 N. First St. Ste. 101  
Fresno, CA 93720-2994

Quest Diagnostic  
P.O. Box 7306  
Hollister, MO 65673-7306

Quest Diagnostics Inc  
PO Box 30584  
Tampa, FL 33630-3584

R. Jeffrey Scott  
4100 Midway Rd., Suite 2115  
Carrollton, TX 75007-1965

RAY DAVIS  
224 S ROBERTSON BLVD  
BEVERLY HILLS CA 90211-2811

Restore Financial Service, LLC  
P.O. Box 20787  
Portland, OR 97294-0787

Roya Rashtian, D.D.S., APC  
6330-B Van Nuys Blvd.  
Case Number:LS020772  
Van Nuys, CA 91401-2610

Saint John Health Center  
1515 W. 190th Street, Suite 350  
Gardena, CA 90248-4910

San Diego Gas & Electric  
PO Box 25111  
Santa Ana, CA 92799-5111

Select Portfolio Servicing, Inc  
P. O. Box 65250  
Salt Lake City, UT 84165-0250

Sexton Crest Condominiums Owners Association  
c/o Landye Bennett Blumstein LLP  
1300 SW 5th Ave Ste 3500  
Portland OR 97201-5641

Sky Dental Supply Inc.  
5400 S. Santa Fe Avenue  
Los Angeles, CA 90058-3522

Smith-Sterling Dental Laboratories  
8880 NW 20th St., Suite C/D  
Miami, FL 33172-2636

Snipper, Wainer & Markoff  
270 N. Canon Drive, Penthouse  
Case Number:LS020772  
Beverly Hills, CA 90210-5312

Sunrise Credit Services, Inc.  
PO Box 9100  
Farmingdale, NY 11735-9100

Superior Court of CA- San Diego  
San Diego County  
Case No.:37-2013-00057605-CL-CL-CTL  
San Diego, CA 92101

Superior Court of CA-Beverly Hills  
Case No: 11C02941  
Beverly Hills Courthouse  
9355 Burton Way  
Beverly Hills, CA 90210-3605

Superior Court of CA-Downey  
County of Los Angeles- Downey  
Case Number:13D07083  
7500 East Imperial Highway  
Downey, CA 90242-3378

Superior Court of CA-Van Nuys  
County of Los Angeles  
File No.:5780284  
14400 Erwin Street Mall  
Van Nuys, CA 91401-2714

Superior Court of CA-Van Nuys  
County of Los Angeles-Van Nuys  
LS020772  
6230 Sylmar Ave  
Van Nuys, CA 91401-2712

Total Merchant Services- Loss Recov  
21650 Oxnard St.  
Woodland Hills, CA 91367-4901

United States Trustee (LA)  
915 Wilshire Blvd, Suite 1850  
Los Angeles, CA 90017-3560

Valentine & Kebartas Inc  
PO Box 325  
Lawrence, MA 01842-0625

Wells Fargo Auto Finance  
13675 Technology Drive, Bldg C.  
Eden Prairie, MN 55344-2252

Westside Recovery Services,LLC  
6200 Wilshire Blvd., #1100  
Los Angeles, CA 90048-5812

Willard Fisher  
11968 Bernardo Plaza Drive  
San Diego, CA 92128-2538

Edward M Wolkowitz (TR)  
Levene Neale Bender Rankin & Brill LLP  
800 South Figueroa Street, Suite 1260  
Los Angeles, CA 90017-2581

Gerald McNally  
517 E Wilson Ave Ste 104  
Glendale, CA 91206-4376

Raymond M Tash  
8963 Burton Way, Unit 201  
Los Angeles, CA 90048-3763

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u)Keller Williams Realty

End of Label Matrix  
Mailable recipients 82  
Bypassed recipients 1  
Total 83